011.0	0004	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,000 / 851,000
					USE VALUE:	851,000 / 851,000
					ASSESSED:	851,000 / 851,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		SWAN PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEET PETER/KATHLEEN
Owner 2:	
Owner 3:	
Street 1:	167 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LALICATA ROBERT/PAUL/GUY -
Owner 2:	TRS/LALICATA TRUST -
Street 1:	10 SWAN PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,509 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1935, having primarily Wood Shingle Exterior and 1849 Square Feet, with 3 Units, 3 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B5	CENTRAL B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5509.000	365,600	11,300	474,100	851,000
Total Card	0.126	365,600	11,300	474,100	851,000
Total Parcel	0.126	365,600	11,300	474,100	851,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 460.22 | /Parcel: 460.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0004-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	365,600	11300	5,509.	474,100	851,000	851,000	Year End Roll	12/18/2019
2019	105	FV	297,600	11300	5,509.	500,400	809,300	809,300	Year End Roll	1/3/2019
2018	105	FV	297,600	11300	5,509.	368,700	677,600	677,600	Year End Roll	12/20/2017
2017	105	FV	280,000	11300	5,509.	352,900	644,200	644,200	Year End Roll	1/3/2017
2016	105	FV	280,000	11300	5,509.	326,600	617,900	617,900	Year End	1/4/2016
2015	105	FV	235,900	11300	5,509.	273,900	521,100	521,100	Year End Roll	12/11/2014
2014	105	FV	235,900	11300	5,509.	267,600	514,800	514,800	Year End Roll	12/16/2013
2013	105	FV	244,700	11300	5,509.	254,900	510,900	510,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1015

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LALICATA ROBERT	47510-91		5/25/2006		620,000	No	No		
BUTTON DOROTHY	39351-598		5/28/2003		500,000	No	No		
	12615-459		4/16/1974		40,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2014	1586	Manual	1,800					Blown in cellulose
1/8/1997	14		5,900			G9	GR FY09	REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	MEAS&NOTICE	KB	Kevin B
4/2/2009	Meas/Inspect	163	PATRIOT
2/26/2009	Measured	372	PATRIOT
9/6/2003	MLS	HC	Helen Chinal
9/24/1999	Meas/Inspect	256	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5509		Sq. Ft.	Site		0	90.	0.96	10			Non-Con	-10					474,069						474,100	

Total AC/HA: 0.12647 | Total SF/SM: 5509 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 474,069 | Spl Credit | Total: 474,100

PRINT

Date	Time
12/10/20	16:41:50

LAST REV

Date	Time
03/05/18	10:56:45

ekelly

User Acct

8976

GIS Ref

GIS Ref

Insp Date

02/17/18

!1015!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	8976
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.25799060
Const Adj.:	0.98990101
Adj $ / SQ:	199.246
Other Features:	131750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	529909
Depreciation:	164272
Depreciated Total:	365637

COMMENTS

OF= BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	4	2	
Totals			
3	12	6	

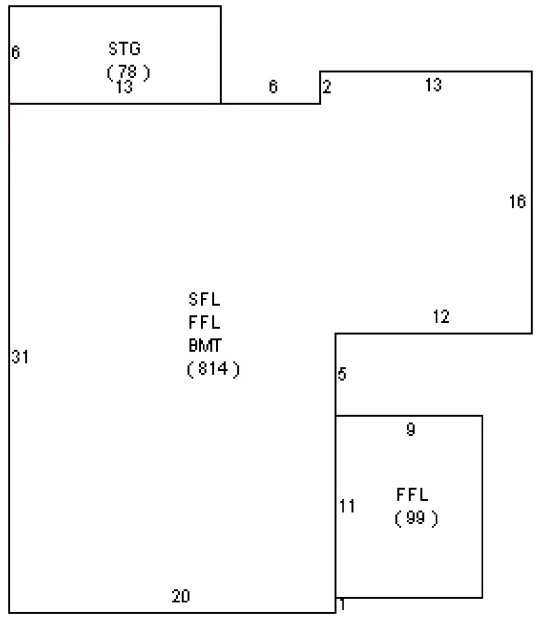
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	199.25
Special Features:	0	Val/Su Net:	139.60
Final Total:	365600	Val/Su SzAd	211.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	913	199.250	181,911
BMT	Basement	814	65.600	53,400
SFL	Second Floor	814	199.250	162,186
STG	Storage	78	8.480	661

Net Sketched Area:	2,619			Total:	398,158
Size Ad	1727	Gross Are	2619	FinArea	1849

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 011.0-0004-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X26	A	AV	1935	19.81	T	40	105			6,200			6,200
3	Garage	D	Y	1	20X20	A	AV	1935	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	11,300	Total Special Featues:		Total:	11,300